



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF NEW MARLBOROUGH
OFFICE OF THE BOARD OF SELECTMEN
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**Nathaniel H. Yohalem, Chair
Tara B. White
Michele Shalaby
Board of Selectmen**

Minutes of December 2nd, 2013

Board Members Present: Nathaniel Yohalem, Chairman
Tara B. White
Michele Shalaby

Others Present: Michael Skorput, Administrative Assistant
Jessica Bosworth, Administrative Secretary

The work session of the Board of Selectmen convened at 5:03 pm.

Rescue Squad Work Session

Fire Chief, Charles Loring and Maureen Krejci, representative for the Rescue Squad, came before the Board to discuss the lack of EMTs available for emergency response within the Town. A budget proposal was outlined in which volunteers would be paid a flat rate of \$25.00 for committing to a twelve hour on-call shift and in addition, \$12.50 per hour when responding to a call. The current stipend being paid to the EMTs would be reassigned to the new budget plan. Two options for the budget were discussed; whether or not to provide the flat rate to both day and nighttime shifts. The Board was in agreement that the EMS should compensate both shifts and recommended the approval of the Finance Committee. There was also a discussion about the possibility of using two of the Town's police officers, also EMTs, for emergency calls in a time of shortage. Charles Loring was asked to look into the matter with Police Chief, Scott Farrell.

A motion was made, seconded and so voted by all members to adjourn the work session at 5:50 pm.

The meeting of the Board of Selectmen convened at 6:00 pm.

Land Auction

Selectman White gave an update on the land auction of the Town's three parcels. As was discussed at the November 18th meeting, Selectman White was in contact with Marianne Sullivan of Sullivan & Sullivan regarding the terms of sale and fees outlined in their initial proposal. The seven percent buyer's premium that was listed will cover the firm's compensation including all

marketing fees. A deposit would be required by the successful high bidders which would be retained and split were the deal to be broken. **After a discussion a motion was made, seconded and so approved by all members to accept the proposal dated November 12th, 2013 from Sullivan & Sullivan Auctioneers, LLC.**

Land Trust Sale

Administrative Assistant, Michael Skorput reported that in order to move forward on the Land Trust sale, Treasurer, Patricia Mielke needs to provide further information in order to obtain the deed.

Announcements and Updates

Selectman Shalaby noted that she has yet to discuss solar energy options for the Town with Elizabeth Olenbush, but that Michael Skorput had provided her with [solar] grant information for which the Town would not have to become a "green community".

It was noted that further information on a safe for the storage of Town records and the insurance coverage for Clerk of the Works, John Lander were not available. Further discussion of the matters were deferred until next week's meeting.

Chairman Yohalem announced the Administrative Department Heads meeting scheduled for Wednesday, December 11th at 11:00 am at the Town Hall.

Michael Skorput was asked to provide a review of Administrative Secretary, Jessica Bosworth and Highway Superintendent, Charles Loring at next week's meeting.

Chairman Yohalem gave a summarization of the work session held with the Rescue Squad prior to the Selectmen's regular meeting.

The Board requested that Michael Skorput follow up with Town Counsel on the Memorandum of Understanding regarding the use of the Fire Station by the Emergency Management Director, and to also notify the Transfer Station of the schedule for the upcoming holidays. It was also requested that the holiday schedule be posted on the Town website and Maggie's List.

The meeting of the Board of Selectmen was recessed at 6:22 pm.

A motion was made, seconded and so voted by all members to reconvene at 6:30 pm in special session to hold a special permit hearing. A roll call vote was called for Nathaniel Yohalem – yes, Tara White – yes, Michele Shalaby – yes.

Special Permit Hearing – David Ralph

Attorney Jeffrey Lynch came before the board as representative to David and Heather Ralph requesting permission to build a home on the property located at 345 Old Hitchcock Road. Building Inspector, Tom Carmody, had required the Ralphs to pass an inspection on the septic system, well water and receive a certification for a structurally sound foundation before a permit would be issued. All requirements except the water were met. A discussion followed in regards to the deeds of the right-of-way for the property [and surrounding properties] and whether or not it belongs to the Town. Abutters Charles Wyman and his mother Miladeen Wyman [lots 45, 46,

48, and 50] were present in the audience with no objections. Due to insufficient documentation, the hearing was proposed to be recessed until a later date at which time consent of the abutters and/or deeds to the right-of-way would need to be presented. In the interim, Mr. Ralph asked for a permit to be granted in order to weatherize the compromised foundation on the property. The Board was prepared to grant the request with the approval of the Building Inspector. **A motion was made, seconded and so voted by all members to recess the Special Permit Hearing until January 13th at 6:30 pm.**

A motion was made, seconded and so voted by all members to convene in special session to hold a Special Permit Hearing. A roll call vote was called for Nathaniel Yohalem – yes, Tara White – yes, Michele Shalaby – yes.

Special Permit Hearing – Lawrence Jr. and Kim Casey

Lawrence Jr. and Kim Casey came before the Board requesting the use of the property located at 2541 Canaan Southfield Road as an equipment storage location for Jay's Lawn Care business. The property had been used as a commercial truck garage with an existing building on the premises and for which a special permit was issued due to the 140 foot frontage. Abutter Jennifer Miele was present in the audience with no objections. **A motion was made, seconded and so voted by all members to approve the Special Permit for Lawrence Jr. and Kim Casey with an amendment to the original special permit and with the proof of its existence. A roll call vote was called for Nathaniel Yohalem – yes, Tara White – yes, Michele Shalaby – yes.**

A motion was made, seconded and so voted by all members to adjourn the Special Permit Hearing at 7:38 pm.

Being that there was no further business to be brought before the Board, a motion was made, seconded and so voted by all members to adjourn the meeting at 7:39 pm.

Respectfully submitted,

Jessica Bosworth
Administrative Secretary

